

**South Cambridgeshire Strategic Housing Land Availability
Assessment (SHLAA) Report
August 2013**

Appendix 7i: Assessment of 2011 'Call for Sites' SHLAA sites

Index of Haslingfield Site Assessment Proforma

Site Number	Site Address	Site Capacity	Page
Site 150	Land at River Lane, Haslingfield	71 dwellings	1836
Site 163	Land at Barton Road, Haslingfield	49 dwellings	1843

**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Haslingfield
Site name / address	Land at River Lane
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	Approximately 100 houses
Site area (hectares)	3.15ha
Site Number	150
Site description & context	The site is on the eastern edge of Haslingfield. The western boundary of the site is adjacent to the rear gardens of houses in Cantelupe Road. A byway - River Lane follows part of the southern boundary from Cantelupe Road before it becomes a bridleway, which continues eastward alongside the River Rhee. A track follows most of the eastern boundary of the site. There is open countryside to the north. The flood plain of the River Cam or Rhee is to the east and south east of the site. To the south west of the site is the Haslingfield recreation ground. The site is an arable field.
Current or last use of the site	Agriculture
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	None
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. Haslingfield is within the outer rural areas of the GB. The GB in Haslingfield assists in creating a rural character to the village thereby preserving the special landscape setting south of Cambridge.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	<ul style="list-style-type: none"> • Flood Zone - Eastern part of site in floodzone 2 assessed as having between 1 in 100 and 1 in 1000 annual probability of river flooding . PPS 25 Table D2 confirms that houses are appropriate in this zone.
Tier 1 conclusion:	<p>The site is on the eastern edge of Haslingfield. There is residential area to the west of the site. A byway - River Lane follows part of the southern boundary from Cantelupe Road before it becomes a bridleway, which continues eastward alongside the River Rhee. A track follows most of the eastern boundary of the site. There is open countryside to the north and east of the site. To the south west of the site is the Haslingfield recreation ground.</p> <p>The flood plain of the River Rhee is to the east and south east of the site and part of the site is in flood zone 2 which would not prevent its use for housing.</p> <p>The site is an arable field that is within the Green Belt. The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge • The distribution, physical separation, setting, scale and character of Green Belt villages. • A landscape which retains a strong rural character.
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Listed Buildings – there is a Grade II Listed Building west of the site – Brook Bank, 1 Cantelupe Road (some 140 metres distance); South of the site is River Farmhouse and a stable block which are both Grade II Listed (160metres distance) • Non-statutory archaeological site - The site is located on the eastern side of the historic village core. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders - there is a group of protected trees within the garden of an adjoining house to the west of the site. To the east of the site there is a large area identified with protected trees within the flood plain of the River Rhee – the boundary of this group follows the eastern side of the site. • Public Rights of Way – a byway from Cantelupe Road follows part of the southern boundary of the site before it becomes a bridleway, which continues, in an eastward direction alongside the River Rhee. • Biodiversity features – Chalkland landscapes support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus’s looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.
Physical considerations?	None
Townscape and landscape impact?	<p>Haslingfield is a small village situated in the Chalkland region of South Cambridgeshire. The village is situated below a prominent chalk escarpment, which rises abruptly south of the village to 67metres. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 identifies that a distinctive feature of much of the village edge of Haslingfield is of small-scale farmland enclosed by well tree’d hedgerows.</p> <p>This site is on the eastern edge part of the low-lying farmland between the village and Harston. It is identified in the SCVCS as a</p>

	<p>harsh but well-defined edge to the village with forms a distinctive transition from arable fields to the linear housing in Cantelupe Road. The existence of linear housing along approaches to the village is listed as a key attribute in the SCVCS. Cantelupe Road is such an approach road from the north into the village. Along this approach road there are wide views of the village as the road comes through flat open prairie farmland with few trees of field boundaries.</p> <p>The gardens of the houses in Cantelupe Road back onto the western side of the site and have open views across the field towards the open countryside and River Rhee floodplain. Such long views across open fields is listed in the SCVCS as a key attribute of the village. There are few trees along the northern and eastern boundary of the site to screen these open views.</p> <p>The byway and bridleway that follow the southern boundary of the site has trees along it, which screen views into the site from this direction. This links the site with the countryside to the east. To the south there is a recreation area with playing fields which has hedges around it and leads to the riverside pastures of the River Rhee. The SCVCS identifies this as a soft edge to the village.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Haslingfield. Development would form another large extension to the village in an area where there are wide views across open countryside to the east. Along this approach there are wide views of the village as the road comes through flat open prairie farmland with few trees of field boundaries. The site forms a distinctive transition area between the built edge and arable fields.</p>
<p>Can any issues be mitigated?</p>	<p>No. Significant historic environment, townscape and landscape impacts. Development would have a detrimental impact on this transition landscape and on the setting of Grade II Listed Buildings, which it would not be possible to mitigate.</p>

Infrastructure	
<p>Highways access?</p>	<p>Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8,900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.</p> <p>The access link to the public highway is unsuitable to serve the number of units that are being proposed.</p>

Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network. • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Eversden Reservoir, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Eversden Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas - Haslingfield is a settlement served by gas and since this is a smaller site of 150 dwellings or less it is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the Haslingfield Sewage Treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	No FRA provided
School capacity?	<p>Haslingfield has one primary school with a PAN of 20 and school capacity of 140, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 11 primary places in Haslingfield taking account of planned development in Haslingfield, and a large deficit of 352 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 30 dwellings could generate a need for early years places and a maximum of 11 primary school places and 8 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>
Health facilities capacity?	The Surgery, Harston (1.19miles) – no capacity. Need extra space to meet Hauxton growth. Comberton Surgery (2miles) – no capacity Trumpington Surgery (2.95miles) – Limited – moving to new premises within Clay Farm development.
Any other issues?	

Can issues be mitigated?	No. It is not possible to provide safe highway access to the site. Upgrades required to local infrastructure, including utilities (mains water and sewerage), school capacity and health.
Does the site warrant further assessment?	No

Tier 3: Site Specific Factors

Capacity	
Developable area	None (2.36 ha. if unconstrained)
Site capacity	71 dwellings
Density	30 dph

Potential Suitability	
Conclusion	The site is not potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed. Proposals have not yet reached an appropriate stage at which to identify a developer according to the promoter of the site.
When would the site be available for development?	<ul style="list-style-type: none"> • The promoter indicates that the site is not available immediately. • The promoter indicates that the site could become available 2011-16

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16

Are there any market factors that would significantly affect deliverability?	None known
Are there any cost factors that would significantly affect deliverability?	None known
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with no development potential.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; outside Development Framework; Green Belt.

**South Cambridgeshire Local Development Framework
Strategic Housing Land Availability Assessment (SHLAA)
Site Assessment Proforma**

Proforma Created	July 2012
Proforma Last Updated	July 2012
Location	Haslingfield
Site name / address	Land at Barton Road
Category of site:	A village extension i.e. a development adjoining the existing village development framework boundary
Description of promoter's proposal	25-30 dwellings
Site area (hectares)	1.8 ha.
Site Number	163
Site description & context	<p>The site is on the northern edge of Haslingfield to the east of Barton Road. There is countryside to the north and east of the site. Part of the western boundary of the site is adjacent to Barton Road with countryside beyond. The remainder of this boundary to the south of the site wraps around two residential properties in Barton Rd.</p> <p>The site is pastureland / grassland surrounded by hedgerows with many trees along the northern and eastern boundaries. The southern section of the site contains many trees.</p>
Current or last use of the site	Rough kept grass, unused.
Is the site Previously Developed Land?	No
Allocated for a non-residential use in the current development plan?	No
Planning history	None
Source of site	Site suggested through call for sites

Tier 1: Strategic Considerations	
Green Belt	<p>The site is within the Green Belt.</p> <p>Green Belt Purposes</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge <p>Function with regard to the special character of Cambridge and it's setting:</p> <ul style="list-style-type: none"> • The distribution, physical separation, setting, scale and character of Green Belt villages • A landscape which retains a strong rural character <p>Site falls within an area where development would have some adverse impact on GB purposes and functions. Haslingfield is within the outer rural areas of the GB. The GB in Haslingfield assists in creating a rural character to the village thereby preserving the special landscape setting south of Cambridge.</p>
Is the site subject to any other considerations that have the potential to make the site unsuitable for development?	No
Tier 1 conclusion:	<p>The site is on the northern edge of Haslingfield east of Barton Road. There is countryside to the north, west and east of the site. To the south is residential.</p> <p>The site is within the Green Belt. The site falls within an area where development would have some adverse impact on Green Belt purposes and functions:</p> <ul style="list-style-type: none"> • Prevents coalescence between settlements and with Cambridge • The distribution, physical separation, setting, scale and character of Green Belt villages. • A landscape which retains a strong rural character
Does the site warrant further assessment?	Yes

Tier 2: Significant Local Considerations

Designations and Constraints	
Heritage considerations?	<ul style="list-style-type: none"> • Listed Buildings – Grade II Listed Pear Tree Cottage 70 Barton Road is adjacent to the southern boundary of the site and High House 64 Barton Road is to the south of the site – the north east corner of the garden of the property touches the south western corner of the site. Part of the wider setting of Brook Farmhouse, approximately 417m to the north west. • Non-statutory archaeological site - The site is located on the north side of the historic village in an area developed from the 18th century. There is also evidence for Roman settlement in the vicinity. Further information would be necessary in advance of any planning application for this site.
Environmental and wildlife designations and considerations?	<ul style="list-style-type: none"> • Tree Preservation Orders - On the west side of Barton Road on the far side of the field west of the site is a group of protected trees. • Biodiversity features – Chalkland landscapes support species and habitats characterised by scattered chalk grassland, beechwood plantations on dry hill tops, willow and alder in wetter valleys, scrub of hawthorn and blackthorn with ivy or bramble beneath. Spring-fed fens, mires and marshy ground with reed, sedge and hemp agrimony occur along with small chalk rivers supporting watercrowfoots and pondweeds with reed sweet-grass at the margins with bullhead fish and occasional brown trout and water vole. Large open arable fields may support rare arable plants such as grass poly or Venus's looking-glass. Brown hare and typical farmland birds, such as linnet, yellow hammer and corn bunting also occur. Any development proposals should show how features of biodiversity value have been protected or adequately integrated into the design.
Physical considerations?	None
Townscape and landscape impact?	<p>Haslingfield is a small village situated in the Chalkland region of South Cambridgeshire. The village is situated below a prominent chalk escarpment, which rises abruptly south of the village to 67metres. The South Cambridgeshire Village Capacity Study (SCVCS) 1998 identifies that a distinctive feature of much of the village edge of Haslingfield is of small-scale farmland enclosed by well tree'd hedgerows.</p> <p>The SCVCS identifies the approach roads as being characterised by dense hedgerows, mature hedgerow trees and grassy verges, creating a pleasant green corridor seen by drivers on entering the village. The site is located on the east side of Barton Road within the part of Haslingfield called Frog End. This is an approach road from the north into the village and is typical of the corridor described by the</p>

	<p>study with bushy hedgerows with only glimpses of buildings within the village.</p> <p>The houses along this approach road are only on the eastern side and are in a linear pattern that is listed within the SCVCS as a key attribute of the village. These houses look westward over the road into arable countryside with tree lined hedges.</p> <p>The site cannot be seen from the western boundary with the road due to the dense hedgerow enclosing it from this direction. Pear Tree Cottage is the first house in the village along Barton Road and is a Listed Building with a tall dense hedge with mature trees along the northern boundary with the site. The setting of this property would be impacted by development of the site.</p> <p>The northern and eastern boundary of the site comprises of a belt of trees. The northern part of the site is grassland that is surrounded by mature trees. The southern section of the site is mostly covered with trees with some open grassland. This wooded area extends beyond the southern boundary of the site behind the gardens of the houses further south along the Barton Road.</p> <p>Beyond the eastern and northern boundary of the site the countryside comprises of large fields, which the SCVCS describes as prairie farmland with few trees and field boundaries.</p> <p>Development of this site would have a significant adverse effect on the landscape and townscape setting of Haslingfield. The site forms a soft transition landscape between the built area and the wider agricultural landscape. It is located in a part of the village with a very strong linear character and development of the whole site would be contrary to this linear and rural character. It is a very important part of the setting of the adjoining Grade II Listed Building.</p>
Can any issues be mitigated?	No. Significant historic environment, townscape and landscape impacts. Development would have a detrimental impact on this transition landscape and on the setting of Grade II Listed Buildings, which it would not be possible to mitigate.

Infrastructure	
Highways access?	Regarding sites in Barrington / Bassingbourn / Foxton / Gt Shelford & Stapleford / Guilden Morden / Harston / Haslingfield / Hauxton / Melbourn / Meldreth / Orwell / Steeple Morden area (estimated capacity 8,900 dwellings on 54 sites) the Highway Agency comment that these sites clustered around M11 J11 while being fairly well integrated with Cambridge are likely to result in some additional pressure on the M11 corridor, though this is probably mitigable (subject to a suitable assessment of course). In general, the other sites are less likely to become a major issue for the SRN.

	<p>A junction located on to Barton Road would be acceptable to the Highway Authority. The proposed site is acceptable in principle subject to detailed design.</p>
Utility services?	<ul style="list-style-type: none"> • Electricity - No significant impact on existing network • Mains water - The site falls within the Cambridge Water Company (CWC) distribution zone Eversden Reservoir, within which there is a minimum spare capacity of 540 properties based on the peak day for the distribution zone less any commitments already made to developers. There is insufficient spare capacity within Eversden Reservoir Distribution Zone to supply the number of proposed properties. Spare capacity will be allocated by CWC on a first come first served basis. Development requiring an increase in capacity of the zone will require either an upgrade to existing boosters and / or new storage reservoir, tower or booster plus associated mains. • Gas - Haslingfield is a settlement served by gas and since this is a smaller site of 150 dwellings or less it is likely to be able to be accommodated with minimal disruption or system reinforcement. • Mains sewerage - There is sufficient capacity at the Haslingfield Sewage Treatment works to accommodate this development site. The sewerage network is approaching capacity and a pre-development assessment will be required to ascertain the specific capacity of the system with regards to this site. If any mitigation is deemed necessary this will be funded by the developer.
Drainage measures?	<p>No FRA provided</p>
School capacity?	<p>Haslingfield has one primary school with a PAN of 20 and school capacity of 140, and lies within the catchment of Comberton Village College with a PAN of 300 and school capacity of 1,500 children. In their 2011 submission to the South Cambridgeshire and City Infrastructure Study, the County Council stated there were a deficit of 11 primary places in Haslingfield taking account of planned development in Haslingfield, and a large deficit of 352 secondary places taking account of planned development across the village college catchment area.</p> <p>The development of this site for 20 dwellings could generate a need for early years places and a maximum of 7 primary school places and 5 secondary places.</p> <p>After allowing for surplus school places, development of this site would be likely to require an increase in school planned admission numbers, which may require the expansion of existing schools and/or the provision of new schools.</p>

Health facilities capacity?	The Surgery, Harston (1.19miles) – no capacity. Need extra space to meet Hauxton growth. Comberton Surgery (2miles) – no capacity Trumpington Surgery (2.95miles) – Limited – moving to new premises within Clay Farm development.
Any other issues?	
Can issues be mitigated?	Yes, with upgrades to local infrastructure, including utilities (mains water and sewerage), school capacity and health.

Does the site warrant further assessment?	No
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Tier 3: Site Specific Factors

Capacity	
Developable area	None (1.62 ha. if unconstrained).
Site capacity	49 dwellings
Density	30 dph

Potential Suitability	
Conclusion	The site is not potentially capable of providing residential development taking account of site factors and constraints.

Availability	
Is the land in single ownership?	Yes
Site ownership status?	Single landowner.
Legal constraints?	No known constraints.
Is there market interest in the site?	The site has not been marketed.
When would the site be available for development?	The promoter indicates that the site is available immediately.

Achievability	
Phasing and delivery of the development	The promoter indicates that the first dwellings could be completed on site 2011-16
Are there any market factors that would significantly affect deliverability?	No
Are there any cost factors that would significantly affect deliverability?	No
Could issues identified be overcome?	
Economic viability?	<p>Viability Category 1 Most viable sites</p> <p>This viability assessment is provided independent of any policy or other assessment as to whether the site should be allocated for development. The references to planning policy only relate to those existing policies governing how a site would be developed, not whether it should be allocated in the new Local Plan.</p> <p>Having undertaken an assessment of this site the local planning authority do not have any major concerns as to why the landowner would be unable to deliver a development that complies with current planning policy in respect of density, mix and the provision of onsite facilities whilst still delivering the necessary level of affordable housing, planning obligations and potential community infrastructure levy payments.</p> <p>In summary this site is not considered to have any barriers, in terms of development viability alone, to restrict it coming forward within the next 5 years (new settlements and other very large developments may take longer than 5 years to come forward).</p>

Site Assessment Conclusion
Site with no development potential.

Status of Site in Proposed Submission Local Plan 2013
Not allocated for development; outside Development Framework; Green Belt.